

Minutes of Special and Regular Meeting of November 22, 2016

One Twin Lines Lane, Belmont CA and

SPECIAL MEETING 6:00 p.m.

A. CLOSED SESSION [Third Floor Conference Room]

- (1) Conference With Legal Counsel (Govt Code Section 54956.9(d)(1))
One Claim and One Case: Jamie Schnell, Claim # BE-757
Coleman v. City of Belmont, San Mateo Superior Court No. CIV 523248

Attended by: Councilmembers Hurt, Stone, Lieberman, Reed. Councilmember Kim was absent.

ADJOURNMENT at this time, being 6:55 P.M.

Terri Cook
City Clerk

REGULAR MEETING

CALL TO ORDER 7:05 P.M.

ROLL CALL

Councilmembers Present: Hurt, Stone, Lieberman, Reed

Councilmembers Absent: Kim

PLEDGE OF ALLEGIANCE

Led by Battalion Chief Thrasher.

REPORT FROM CLOSED SESSION

City Attorney Rennie stated there were not reportable actions from the closed session held earlier.

SPECIAL PRESENTATIONS

Pancreatic Cancer Awareness Month Proclamation

Mayor Reed presented the proclamation. Belmont resident Victoria Anderson thanked the City Council for its recognition of this disease.

COUNCILMEMBER ANNOUNCEMENTS

Councilmember Stone announced the upcoming Tree Lighting at Carlmont Shopping Center. He also noted that today marked the anniversary of President Kennedy's assassination.

Councilmember Hurt spoke regarding the Harvest Festival. She noted that she was recently appointed as a board member to Samaritan House.

Mayor Reed noted that the next City Council meeting will begin an hour early to accommodate the City Council reorganization. He commented on the City's Adopt-a-Unit program.

ITEMS APPROVED ON CONSENT CALENDAR

Resolution 2016-105 authorizing the Public Works Director to execute a Memorandum of

Understanding between the City of Belmont and the Department of Transportation for traffic signal operations of the San Mateo County Smart Corridors Project.

Motion to Receive Monthly Financial Reports

Resolution 2016-106 supporting the selected City Projects, the Ralston Avenue Corridor Segment 3 and the O'Neill Avenue Pedestrian and Bicycle Undercrossing for the OBAG 2 Bicycle and Pedestrian Improvement Program (BPIP) Funding, and for the Transportation for Livable Communities (TLC) Program Funding in the combined amount of up to \$1,350,000

Resolution 2016-107 Adopting the City of Belmont 2016 Comprehensive Pedestrian and Bicycle Plan

ACTION: On a motion by Councilmember Lieberman, seconded by Councilmember Hurt, the Consent agenda was unanimously approved (4-0, Kim absent).

PUBLIC HEARINGS

Revise Maximum Rate for Collection Services for CY 2017

Public Works Director Oskoui noted that details regarding the new rate structure were discussed at a previous meeting. He pointed out that the rates are proposed to be reduced.

Mayor Reed opened the Public Hearing. No one requested to speak. City Clerk Cook noted that one protest letter had been received. Mayor Reed closed the Public Hearing.

City Clerk Cook noted that one protest letter had been received.

ACTION: On a motion by Councilmember Stone, seconded by Councilmember Hurt, Resolution 2016-108 stating the City of Belmont's intent to revise the maximum rate that may be charged for solid waste, recyclable materials, and organic materials collection services effective January 1, 2017 was unanimously approved (4-0, Kim absent).

Adoption of the 2016 California Building, Residential, Mechanical, Plumbing and Electrical Codes with Local Amendments

Chief Building Official Nolfi explained that this code is adopted in conjunction with the State Fire Code, and it also adopts the State Building Code by reference. He noted that the local amendments were outlined at the previous meeting held on this topic.

ACTION: On a motion by Councilmember Hurt, seconded by Councilmember Stone, Ordinance 2016-1112 which Adopts the 2016 California Building Standards with Local Amendments was unanimously approved.

OTHER BUSINESS

Amendments to the City Code and the Belmont Zoning Ordinance (Ordinance N. 360) pertaining to permissible home size in (R-1) Single-family Residential Districts; CEQA: Negative Declaration and Addendum (Continued from the 11/9/16 City Council Meeting)

Community Development Director de Melo explained that this item was a continuation of the matter from the November 9th meeting wherein a Public Hearing was held and closed.

Councilmember Hurt expressed support for retaining the existing 3,500 square foot cap on lots below 10,000 square feet. She noted the need to provide floor area equity for larger lots, and stated she was willing to accommodate homes up to 4,500 square feet for lots over 10,000 square feet.

Councilmember Stone concurred with Councilmember Hurt, and suggested removing 450 square feet of garage space from floor area for lots over 15,000 square feet.

Councilmember Lieberman stated that he does not support incremental increases based on lot size. He suggested maintaining the 3,500 square foot maximum on lots up to 10,000 square feet. He suggested that for lots between 10,000 and 15,000, set a maximum of 4,000 square feet, and allow up to 4,500 square feet for lots over 15,000 square feet. He expressed support to leave the slope calculations as they currently exist.

Mayor Reed stated that he supports the 3,500 square foot maximum, and supports relief for those with larger lots. He supports up to 4,500 square feet for lots over 10,000 square feet. He has no strong feelings regarding exempting garage space. He pointed out that the goal is to provide rational rules that meet rational goals.

Discussion ensued.

Council concurred re sliding scale to maximum of 4,500 square feet with a sliding scale of .15. The result is that home sizes maxes out at a 17,000 square foot lot. There was consensus regarding changing the counting of garage space at this time, with the potential for this to be addressed at a later date.

Council concurred to leave regulations in zoning districts R1E and R1H as they are.

Councilmember Lieberman suggested that setbacks on homes larger than 3,500 square feet should be consistent with current setbacks for R1E and R1H.

RECESS: 8:35 PM
RECONVENE: 8:45 PM

Discussion ensued Council concurred with the floor area exception findings and components as proposed by the Planning Commission.

Discussion ensued regarding under-floor area.

Councilmember Stone recommended that the floor area exception process not apply to under-floor area, since that process addresses bulk and views, which are not applicable.

Council concurred to remove the maximum cap on total square footage for additions within the building envelope, as long as the total square feet does not exceed allowed maximum.

Council concurred to place the floor area exception fee on an agenda in the near future.

ACTION: On a motion by Councilmember Stone, seconded by Councilmember Lieberman, Resolution 2016-109 Certifying That it Has Reviewed and Considered the Environmental Effects of the Text Amendments to the Belmont Zoning Ordinance as Identified in the Negative Declaration and as Supplemented by the November 2016 Addendum to the Negative Declaration and Making Other Findings Required by the California Environmental Quality Act was unanimously approved (4-0, Kim absent).

ACTION: On a motion by Councilmember Lieberman, seconded by Councilmember Hurt, and unanimously approved (4-0, Kim absent) to introduce an ordinance, as amended, Amending Regulations for Allowable Home Size in R-1 Districts in the Belmont Zoning Ordinance (Ordinance No. 360).

City Attorney Rennie read the title of the ordinance.

COMMISSION, COMMITTEE, AND COUNCIL INTERGOVERNMENTAL ASSIGNMENT UPDATES, AND STAFF ITEMS

Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments

Councilmember Lieberman reported on a recent Silicon Valley Clean Water meeting.

Councilmember Stone described the recent Peninsula Clean Energy Retreat to examine the mission statement and long-range goals of the organization. He also reported on a recent CalTrain Electrification Local Policy Maker Group meeting, where an update on High Speed rail was provided.

Councilmember Hurt stated that shuttle programs was the topic at a recent Commute.org meeting. She noted that at a recent SBWMA (South Bay Waste Management Authority) meeting, it was noted that the household hazardous waste home pickup program will cease, and that residents can make use of the various drop-off locations. She clarified that this service is still free of charge.

Verbal report from City Manager

City Manager Scoles spoke regarding SB 415, which addresses the change of election cycles to even years. He explained that it would likely be January when this matter is brought to the City Council for consideration. He stated that a special meeting will be scheduled to certify the election relative to Measure I. He noted that the measure's Advisory Committee will need to be formed by ordinance. He noted that a Council Priority setting will be scheduled for sometime in January or February.

Report from Audit Committee Regarding Annual Financial Report for Fiscal Year Ending June 30, 2016

City Treasurer Violet pointed out that this is the official action to receive the annual audit report. He explained that the Audit Committee provides an independent review of practices and reporting practices. He described the audit and review procedure, and explained that best practices have been added to finance policies. He pointed out that no material weaknesses or deficiencies were found in internal control practices.

ACTION: On a motion by Councilmember Lieberman, seconded by Councilmember Stone, the Report from Audit Committee for Year Ending June 30, 2016 was unanimously accepted (4-0, Kim absent).

MATTERS OF COUNCIL INTEREST/CLARIFICATION

Councilmember Lieberman noted that this would be the last regular meeting for Mayor Reed. He congratulated him for doing a good job.

ADJOURNMENT 9:25 P.M.

Terri Cook
City Clerk

Meeting televised and videotaped.